

October 5, 2011

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, October 5, 2011 in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Uchima.

**3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE**

Present: Commissioners Horwich, Polcari, Rizzo, Uchima, Weideman and Chairperson Skoll.

Absent: Commissioner Gibson.

Also Present: Planning Manager Lodan, Planning Associate Gomez, Plans Examiner Noh, Associate Civil Engineer Symons, and Assistant City Attorney Sullivan.

**MOTION:** Commissioner Horwich moved to grant Commissioner Gibson an excused absence from this meeting. The motion was seconded by Commissioner Uchima and passed by unanimous voice vote.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, September 30, 2011.

**5. APPROVAL OF MINUTES – None.**

**6. REQUESTS FOR POSTPONEMENTS – None.**

**7. ORAL COMMUNICATIONS #1 – None.**

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Chairperson Skoll reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

**8. TIME EXTENSIONS – None.**

**9. CONTINUED HEARINGS – None.**

**10. WAIVERS – None.**

**11. FORMAL HEARINGS**

**11A. PRE11-00010: MICHAEL AND MICHELLE MOYER**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 212 Calle de Madrid.

**Recommendation** – Approval.

Planning Associate Gomez introduced the request and noted supplemental material available at the meeting.

Michael Moyer, 212 Calle de Madrid, applicant, voiced his agreement with the recommended conditions of approval. He explained that he and his wife purchased this 1000 square foot bungalow in 2006 and they now need more space for their growing family. He reported that he worked with neighbors to minimize the impact on their view, light, air and privacy in accordance with the Hillside Ordinance and the project preserves the integrity of the house's original design. He noted that one neighbor, Keyomars Fard, 224 Calle de Madrid, expressed concerns about the project per the letter dated August 1, 2011 (agenda material) and he subsequently met with Mr. Fard and he no longer has any concerns.

Commissioner Polcari commended the applicant for the very thorough information packet submitted to the Commission.

Responding to questions from the Commission, Derek Heeb, project architect, clarified that the plans were labeled "revised" because the front yard setback was corrected and supplemental drawings of the existing garage and covered parking were added at the request of staff. He reported that the additional two feet necessary to meet minimum size requirements in one of the bedrooms would be achieved by modifying the size of the closet without changing the structure's footprint.

Daren Laureano, 210 Calle de Madrid, expressed support for the proposed project. He stated that he has a general concern unrelated to this project about "spot land form alteration" - projects where homes have been depressed into the hillside – because it changes the character of the streetscape.

John Crookston, 236 Calle de Madrid, voiced support for the proposed project.

**MOTION:** Commissioner Uchima moved to close the public hearing. The motion was seconded by Commissioner Horwich and passed by unanimous voice vote (absent Commissioner Gibson).

**MOTION:** Commissioner Uchima moved for the approval of PRE11-00010, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Rizzo and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 11-057.

**MOTION:** Commissioner Uchima moved to adopt Planning Commission Resolution No. 11-057. The motion was seconded by Commissioner Rizzo and passed by unanimous roll call vote (absent Commissioner Gibson).

**11B. CUP11-00018: ZEESHAN A. SHAH (SARKIS KASSARDJIAN)**

Planning Commission consideration for approval of a Conditional Use Permit to allow automotive detailing on property located in the HBCSP (PR) Zone at 20125 Hawthorne Boulevard.

**Recommendation** – Approval.

Planning Associate Gomez introduced the request.

Zeeshan Shah, applicant, voiced his agreement with the recommended conditions of approval. He reported that he was proposing to open a hand carwash in Torrance, where he also resides.

Responding to questions from the Commission, Mr. Shah confirmed that water used to wash vehicles will be re-circulated, noting that there is an existing water clarifier on the west side of the property. He explained that the business will be an auto detailing center where vehicles will be cleaned, waxed and polished and the carwash will be ancillary to the detailing operation. He reported that no structures will be added to the property other than a canopy to shelter the operation and there will be no noisy equipment other than the vacuum.

Chairperson Skoll noted that Condition No. 26 requires the applicant to provide a noise report performed by a professional acoustical consultant, and Mr. Shah confirmed that he was aware of this requirement and will provide the report.

**MOTION:** Commissioner Rizzo moved to close the public hearing. The motion was seconded by Commissioner Polcari and passed by unanimous voice vote (absent Commissioner Gibson).

**MOTION:** Commissioner Polcari moved for the approval of CUP11-00018, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 11-058.

**MOTION:** Commissioner Polcari moved to adopt Planning Commission Resolution No. 11-058. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote (absent Commissioner Gibson).

**12. RESOLUTIONS - None.**

13. **PUBLIC WORKSHOP ITEMS** – None.

14. **MISCELLANEOUS ITEMS** – None.

15. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS** – None.

16. **TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reported that the October 19, 2011 Planning Commission meeting may be cancelled because there are not enough cases to warrant a meeting.

17. **ORAL COMMUNICATIONS #2**

17A. Commissioner Uchima asked about the report on city-owned parking that was provided to commissioners, and Planning Manager Lodan advised that the report was in response to a request from a commissioner at the last meeting.

18. **ADJOURNMENT**

At 7:29 p.m., the meeting was adjourned to Wednesday, October 19, 2011, at 7:00 p.m.

Approved as Submitted December 21, 2011 s/ Sue Herbers, City Clerk
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